



9 Buttercup Close
Hythe

paul jeffreys

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Hythe | SO45 3NT

Southampton – 14 miles, Lymington – 10 miles,
M27 – 14 miles, Hythe Village – 1.5 miles.
(distances are approximate)

An improved 4 bedroom, 2 reception
room link detached house with
recently refitted bathroom, gas
central heating, UPVC double glazed
windows and doors.

£465,000

UPVC double glazed windows and doors, gas
central heating, recently refitted bathroom,
recently refitted worktops to kitchen.

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room,
kitchen/breakfast room, utility room, four bedrooms, en-
suite shower room, family bathroom.

ENTRANCE HALL Front door with glazed side panel,
radiator, stairs with cupboard below.

CLOAKROOM White suite comprising WC, wash hand basin
with cupboard below, radiator, front aspect window.

LOUNGE c.4.94m x 3.36m (16'2" x 11'). Front aspect walk
in bay window, electric fire with wood surround, TV point,
double radiator, glazed double doors leading to:

DINING ROOM c.3.36m x 3.36m (11'1" x 11'1"). Tiled floor,
radiator, French doors leading to rear garden, door to:

KITCHEN/BREAKFAST ROOM c.4.35m x 3.36m (14'3" x
11'). Comprising inset single drainer stainless steel sink unit
with cupboards below and integrated dishwasher, range of
base units with cupboards and drawers with worktops
above and tiled splashbacks, wine rack and wine chiller,
range of wall cupboards, peninsula breakfast bar with
cupboards below, housing for fridge/freezer, tiled floor,
smooth plastered ceiling, kickboard heater, stainless steel
extractor hood over cooker area, side and rear aspect
windows, doors to dining room and to:

UTILITY ROOM c.2.06m x 1.50m (6'9" x 4'11"). Comprising
inset single drainer stainless steel sink unit with one
cupboard below, adjoining worktop with space below for 2
appliances, including plumbing for automatic washing
machine, tiled splashbacks, shelving, side aspect window,
part glazed door to side of property.

LANDING Hatch to loft space, radiator.

BEDROOM 1 c.4.94m x 3.34m (16'2" x 11'3"). (Max
measurements as room is 'L' shaped but excludes built in
double wardrobes). Radiator, front aspect window, built in
double wardrobe, door to:

ENSUITE White suite comprising corner shower cubicle,
WC, wash hand basin with cupboard below, heated towel
rail, extractor fan, side aspect window.

BEDROOM 2 c.3.43m x 3.37m (11'3" x 11'). Radiator, rear
aspect window.

BEDROOM 3 c.3.37m x 2.37m (11' x 7'9"). Radiator, rear
aspect window.

BEDROOM 4 c.2.71m x 2.40m (8'10" x 7'10"). Radiator,
front aspect window.



BATHROOM Having been recently completely refitted with white suite, comprising panelled bath with fully tiled surround with plumbed in shower and mixer tap, pedestal wash hand basin, WC, radiator, large airing cupboard with lagged tank and 'Worcester' gas fired boiler, side aspect window.

OUTSIDE

FRONT GARDEN: Of open plan design being laid to lawn with flower and shrub beds, driveway with parking for 2 cars, leading to **GARAGE** with roof storage, power and light, rear aspect window and half glazed door leading to rear garden.

REAR GARDEN: With wide paved patio, outside light and sunshade across the double doors from the dining room, lawned area, well stocked flower and shrub beds, shed and corner summer house. The rear garden is fully enclosed with fencing.

COUNCIL TAX BAND 'E' – payable 2024/25 - £2,726.45

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 114.4 sq. metres (1231.1 sq. feet) approx.

TENURE FREEHOLD

NOTE: Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

NOTE: FLOOR PLAN IS FOR GUIDANCE ONLY.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

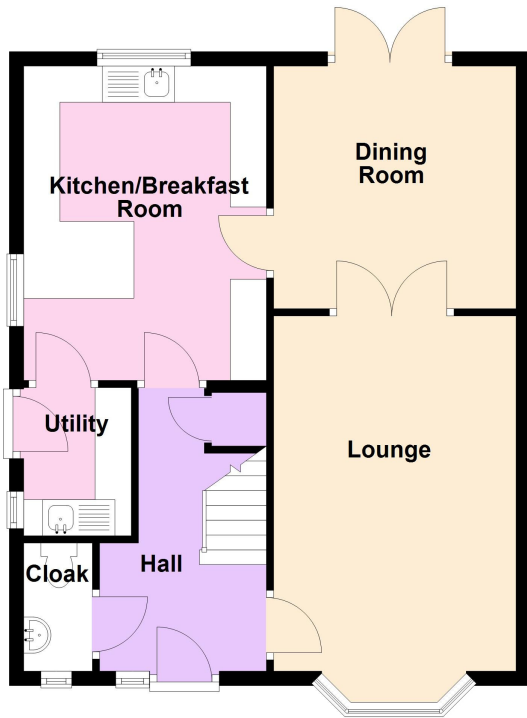
PMD/SW/03.25



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

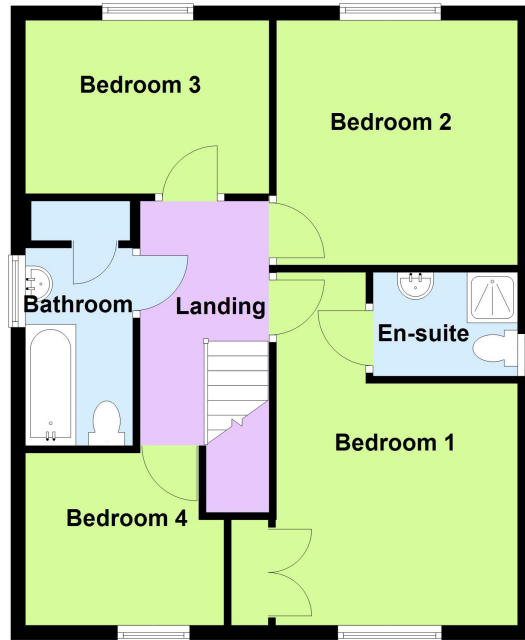
Ground Floor

Approx. 57.3 sq. metres (617.1 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.3 sq. feet)



Total area: approx. 114.4 sq. metres (1231.3 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn and then after some way fork left into Fawley Road, after reaching the top of the hill, just past the lay by, you will find Buttercup Close on the left hand side and the property will be found in on the right hand side.

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10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



pauljeffreys.co.uk